

BACKGROUND

Vista Oaks

Current Land Use and Zoning Designations

The Vista Oaks project site is within the City of Rocklin and is designated in the City of Rocklin General Plan as Recreation/Conservation (R-C), Rural Residential (RR), and Low Density Residential (LDR) (see Figure 4.2-1, Vista Oaks Existing and Proposed General Plan Amendment Exhibit in the Land Use Chapter of this EIR). The LDR and RR land use designations allow for the development of detached single-family dwellings, and the R-C designation provides for open space, conservation, parkways, and recreation.

The project site is currently zoned Planned Development 1.5 (PD-1.5), which allows for a maximum 1.5 dwelling units per gross acre (du/ac), and Open Area (OA), which allows recreational facilities or public uses subject to a conditional use permit (see Figure 4.2-2, Vista Oaks Existing and Proposed Rezoning Exhibit in the Land Use Chapter of this EIR). The PD zone is intended to encourage a creative and more flexible approach to the use of the land; to maximize the choices of types of living environment available to the people of the City; and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such a rearrangement is desirable and feasible. A General Development Plan is adopted for each PD zone which specifies the uses to which such property may be put, the locations of such uses, intensity of land uses, and other criteria.

The OA zone is classified as a Recreation/Conservation zone, including open space and/or private parks or common areas.

Highlands Parcel A

Current Land Use and Zoning Designations

The Highlands Parcel A project site is also within the City of Rocklin and has a General Plan land use designation of LDR and R-C (see Figure 4.2-3, Highlands Parcel A Existing and Proposed General Plan Amendment Exhibit). As noted above, the LDR designation allows for the development of detached single-family dwellings. The Highlands Parcel A project site is currently zoned PD-1.5 and OA (see Figure 4.2-4, Highlands Parcel A Existing and Proposed Rezoning Exhibit). Please refer to the discussion provided above under “Vista Oaks: Current Land Use and Zoning Designations” for a description of the PD and OA zones.

Affordable Housing

The City’s Housing Element is required by State law to identify vacant available sites that are designated and zoned to accommodate the regional share of units that have been allocated for all income categories. The zoning of land at sufficient densities to

accommodate such development does not guarantee that the units will be constructed in the income affordability categories that are allocated, but the opportunity must be provided.

According to the City's Housing Element, the City has already met, and will exceed, its share of regional housing needs for the moderate and above moderate income households. A remaining need exists for very low and low-income households. Housing options for very low and low income households in Rocklin are most likely limited to apartments and potentially townhomes and condominiums available for rent. The development of these housing types will occur primarily on sites designated for higher density use, where the maximum density is 18 units per acre or above. The project sites' current land use and zoning designations are for low density uses, and the City's Housing Element assumed that housing provided in this area would be for moderate and above-moderate income ranges.

As discussed above, the projects propose rezones that will result in minor "down-zoning" from the current zoning designations. The proposed rezones are not anticipated to affect the City of Rocklin's ability to meet its affordable housing obligations because the proposed project sites were not identified in the City's Housing Element as sites that would accommodate the needed affordable housing categories, and the remaining sites identified in the Housing Element are adequate to accommodate the City's share of regional housing needs pursuant to Section 65584 of the Government Code.

PROJECT COMPONENTS

The project applicants are requesting the necessary entitlements to subdivide three adjoining parcels. The applicant for the Vista Oaks Subdivision seeks to subdivide a two-parcel, approximately 93-acre property into 100 single-family residential lots and five open space parcels, while Highlands Parcel A Subdivision applicant has designed the single-parcel, approximately 30-acre property to be subdivided into 20 single-family residential lots and four open space parcels. The following discussion describes the project components for each project. Infrastructure for both projects is discussed in the first section, followed by descriptions of land use, tree preservation, the General Development Plan, and other components of the individual projects.

Vista Oaks and Highlands Parcel A Subdivisions - Infrastructure Plans

The following infrastructure discussions apply to both the Vista Oaks and Highlands Parcel A Subdivisions. Please refer to Figures 3-3, 3-4, and 3-5—Vista Oaks Utility Plan North, Vista Oaks Utility Plan South, and Highlands Parcel A Utility Plan, respectively—for detailed illustrations of the proposed infrastructure.

Water

The project areas are within Placer County Water Agency's (PCWA) service area for domestic water supply. Water supply facilities would be constructed to PCWA standards

and would be operated and maintained by PCWA. The delivery of potable water will be provided to both project sites in a manner consistent with the obligations accepted by PCWA pursuant to the Water Forum Agreement.

Each subdivision's water lines will consist of 6 to 12-inch pipes located within roadways and public utility easements. Lots located north of Secret Ravine Creek will connect to existing 8-inch lines from China Garden Road and from the Woodside Subdivision across Interstate 80 freeway. Both lines are currently stubbed within the project area. Lots located south of Secret Ravine Creek will connect to a future 12-inch line within Monument Springs Drive in the Granite Lakes Estates Subdivision, located east of the project site. Please refer to the off-site improvements discussion for further detail.

Wastewater

Both project sites are within the wastewater service area of the South Placer Municipal Utility District (SPMUD). Sewage for both projects will connect to an existing 24 to 27-inch sewer trunk line within the project boundary, north of Secret Ravine Creek. The sewer lines will consist of 6 to 10-inch pipes located within roadways and public utility easements. Once constructed, SPMUD will own and maintain all the sewer collection and transmission system improvement facilities.

Sewage will be treated at one of two Sewer Treatment Plants owned and operated by the City of Roseville. SPMUD has a long-term contract with the City of Roseville for collecting and treating sewage. Sewage for both projects was included in the capacity for the two treatment plants.

Drainage

The grading and drainage plans for each project propose to use as much of the natural site topography as possible for storm drainage. The anticipated storm drainage systems for the projects would collect stormwater from the roadways and deliver it to the closest natural drainage path.

The project sites currently contain several natural drainage courses, all of which currently feed into Secret Ravine Creek. Development of the Vista Oaks and Highlands Parcel A Subdivisions would include onsite drainage facilities consisting of drainage inlets and pipes. Collected drainage would flow through culvert outfall features (fitted with oil/grit separators or other Best Management Practices [BMPs] and with stream bank slope protection) and then across existing overland grassy swale areas before feeding into Secret Ravine Creek. Swale rip-rap or other protection would also be installed in the overland grassy swale areas, where needed, to reduce the velocity of the flows to protect against erosion.

